

## **CPA #2009-M-04 VALLEY VIEW AND SUMMERFIELD**

### **SUPPLEMENTAL STAFF REPORT**

**SUMMARY:** This Supplemental Staff Report provides information provided to Planning Staff from other Divisions within the City that was not available for the first staff report.

#### **General Description**

This Comprehensive Plan Amendment (CPA) is to consider redesignating 7.32-acres of an 11.59 acres site from a Residential Low Density (RLD) land use designation and a Residential 4 (R-4) zoning to Residential Medium Density (RMD) land use designation and a Residential 10 (R-10) zoning or Residential Single Family (RSF) land use designation and a Residential 8 (R-8) zoning. This CPA is located on the south side of Maple Valley Highway (SR-169) at 16405 SE Maple Valley Highway

The City amended the requested proposal to include the Summerfield neighborhood located west of Valley View Mobile Home Park and south of Maple Valley Highway. The City's amendment would be to redesignate these properties to a RSF land use designation and a R-8 zoning from RLD and R-4.

Water Utility Division Comments: The Water Utility Division indicated that the subject property for this CPA is located in the Cedar River Water & Sewer District. Therefore, any development or redevelopment of properties within this area must obtain a certificate of water availability from Cedar River Water & Sewer District.